Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes December 19, 2008

A meeting of the Planning Commission of the City of Saint Paul was held Friday, December 19, 2008, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Donnelly-Cohen, Faricy, Morton; Smitten, Wencl; and

Present: Messrs. Alton, Bellus, Gordon, Kramer, Margulies, Nelson, and Ward.

Commissioners Mmes. *Lu, *Porter, and Messrs. *Barrera, *Commers, *Goodlow, *Johnson,

and *Spaulding.

Absent:

*Excused

Also Present: Larry Soderholm, Planning Administrator; Patricia James, Penelope Simison,

Josh Williams, and Sonja Butler, Department of Planning and Economic

Development staff; also, former Commissioner Dennis Rosemark.

I. Approval of minutes December 5, 2008.

MOTION: Commissioner Donnelly-Cohen moved approval of the minutes of December 5, 2008. Commissioner Nelson seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Alton read a resolution thanking Dennis Rosemark, who served as a member of the Saint Paul Planning Commission from 2006 through June 2008, when he became the City Council Legislative Aide for Ward 3 and had to resign from the Commission.

<u>MOTION</u>: Commissioner Gordon moved approval of the resolution honoring Commissioner Rosemark. Commissioner Kramer seconded the motion. The motion carried unanimously on a voice vote.

Mr. Rosemark thanked the Commission and made a few comments about how much he is learning from the direct day-to-day contact with citizens that he now has in the Council offices.

III. Planning Administrator's Announcements

Larry Soderholm reported on planning-related business at the City Council for last week, including the adoption of the Parks and Recreation Chapter of the Comprehensive Plan, and their agenda for next week, including the establishment of a Water Working Group.

IV. PUBLIC HEARING: <u>Introduction and Implementation Sections</u> – Item from the Comprehensive Planning Committee. (*Penelope Simison*, 651/266-6554)

Chair Alton announced that the Saint Paul Planning Commission is holding a public hearing on the Introduction and Implementation Sections of the Comprehensive Plan. Notice of the public hearing was published in the Legal Ledger on November 24, 2008, and was mailed to the citywide Early Notification System list of recipients and other interested parties.

Penelope Simison PED staff gave a brief presentation on the proposed Introduction and Implementation Sections of the Comprehensive Plan. Ms. Simison said staff had been working for three years to prepare the Comprehensive Plan update. The six new citywide chapters will be put together as one document. To give it cohesiveness staff has prepared an introduction and a section on implementation strategies that will go at the end. The Introduction explains the legal requirements for the plan, the overall theme of sustainability, and the major recommendations in the six chapters. The Implementation Section describes the changes in zoning regulations, the Capital Improvement Program, the Housing Implementation Program, and other implementation tools that that are necessary to put the plan's recommendations into action.

Ms. Simison said the only written correspondence she has received is a letter from Benita Warns, who lives in the Midway area. It is enclosed in the packet mailed to the Commission.

Several of the commissioners wanted to know more about Ms. Warns' point that the Met Council's population projections are too high for the city, which causes the plan to be too aggressive about growth and redevelopment, especially in light of the weak economy.

Ms. Simison said the staff actually agrees that the Met Council's growth targets for the city and for the entire seven county region are too high. About eighteen months ago the staff discussed the problem with Met Council staff and was advised that we should just use the current numbers. After the 2010 Census, Met Council will do revised projections and then we can make corrections. Met Council did these projections about four years ago while the housing market was still strong. They make a region-wide estimate of what kind of growth there will be, and then allocate the growth by municipality. Cutting Saint Paul's projected growth relative to other municipalities in the metro region would tend to weaken Saint Paul's claim on metro area funds, such as LCDA, brownfields clean-up, parks, and transit. Therefore, the staff decided not to pursue an amendment to the growth targets.

Larry Soderholm added that the comp plan chapters have the correct vision for the future. If the whole metro area grows more slowly, then the City will likely move toward its growth targets more slowly. It may take 15 or 20 years to reach our ten year target, but the direction of change that we are setting out is correct.

Next, Commissioner Gordon referred to Ms. Warns' letter regarding the STAR funds. As chair of the STAR Board, he agrees with her comment that STAR funds are being used differently from what the legislation intended. He asked Ms. Simison to revise the description of STAR as a funding source in the Implementation section. He would like the description to reflect the tension between its original intended uses and its actual current uses. As written the draft gives the impression that more funds are available for competitive neighborhood improvement projects than is actually the case.

Ms. Simison stated that she will address this when the Implementation Section is reviewed by the Comprehensive Planning Committee, which is the next step in the process.

Chair Alton read the rules of procedure for the public hearing.

No one spoke and no additional written testimony was given at the meeting.

<u>MOTION</u>: Commissioner Donnelly-Cohen moved to close the public hearing, leave the record open for written testimony until noon on Monday, December 22, 2008, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation.

Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

V. Zoning Committee

NEW BUSINESS

#08-185-032 Juel Fairbanks Chemical Dependency (Blair Ave) – Conditional Use Permit for transitional housing facility with 6 residents and variance of required parking (3 spaces required, 1 space proposed). 1754 Blair Avenue between Wheeler and Aldine. (Sarah Zorn, 651/266-6570)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit with conditions. The motion carried unanimously on a voice vote.

#08-201-656 Church of St. Andrew Kim (Emily Program) – Rezoning form RM1 Multiple-Family Residential to TN2 (Traditional Neighborhood). 1465 Cleveland Avenue North between Hendon and Buford. (*Patricia James*, 651/266-6639)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

VI. Comprehensive Planning Committee

Chair Donnelly-Cohen

<u>Percent for Public Art Ordinance</u> – An update on the contents of the proposed ordinance. (*Josh Williams*, 651/266-6659)

Mr. Soderholm reminded the Commission that Yung-Kang Lu, as the Commission's liaison to the public art planning process, reported at the last meeting that the "Percent for Public Art" ordinance was in a draft form and might be submitted to the City Council for consideration soon. The Commission asked for more information about it and staff offered to provide it at this meeting. Unfortunately, neither of the two planners who have been involved in the process was available, so Mr. Soderholm asked Josh Williams to bring the draft ordinance to the Commission today. Josh was at the most recent meeting of the City staff working group, but he doesn't have much background on the whole issue.

Josh Williams, PED staff, give a short presentation with an overview of the history and purposes the draft ordinance, and highlighted some its key provisions.

Commissioners had a number of comments and questions about the ordinance regarding: the seeming conflict between the definition of public art, which includes performances, and the funding source as capital budgets; clarification on what funding sources and projects must contribute one percent for public art; whether the requirement would apply to property leased, but not owned by the City; how the requirement would be applied to easements that developers grant for public use of private property and to developer-paid public improvements; how the percent would be figured when the City is contributing matching funds toward the full cost of a capital project; how to avoid "art by committee"; when landscaping itself can be considered public art; how long-term maintenance will be provided for the new art installations; and at what stage in a land use and redevelopment planning process an artist's input is useful and cost-beneficial.

Mr. Williams responded that since he was at only one meeting, he can't answer these questions except to say that almost all of them were raised and considered by the staff in that meeting. Generally, the ordinance is a framework. It is to be followed up with program guidelines that will deal with program specifics.

Chair Alton reminded the Commission that this was brought here today as an informational presentation. The matter has not been referred to the Commission. Commissioners who are interested can track it when it is taken up by the Council.

VII. Neighborhood Planning Committee

Chair Wencl had no report.

VIII. Communications Committee

No report

IX. Task Force Reports

No report

X. Old Business

None

XI. New Business

None

XII. Adjournment

Meeting adjourned at 9:45 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	Approved
	(Date)
Planning Administrator	Secretary of the Planning Commission

Butler\Fleming\December 19, 2008